



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: August 3, 2016 - Wednesday

Time: 9:02 a.m.

Present:

Commissioners Louie, Pedersen, Modugno

Absent: Commissioners Smith, Shell

Ex Officio Members:

Director of Public Works: Mr. Andy Narag, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Mr. Wally Collins, Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Pedersen – That the agenda for August 3, 2016 be approved and modified to begin with Item No. 9 - Project No. 03-251-(5) followed by the remaining items on agenda.

At the direction of the Acting Chair, the agenda was approved with Commissioners Modugno, Pedersen and Louie in favor and Commissioners Smith and Shell being recorded as absent.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Modugno/Pedersen – That the minutes for July 13, 2016 be approved.

At the direction of the Acting Chair, the minutes were approved with Commissioners Modugno, Pedersen and Louie in favor and Commissioners Smith and Shell being recorded as absent.

DISCUSSION AND POSSIBLE ACTION

Land Divisions

Action Taken as Noted

9. **(Appeal of Hearing Officer's Denial). Project No. 03-251–(5). Applicant: James C Rodgers (Sikand Engineering). 29046 Sand Canyon Road. Sand Canyon Zoned District. a. Zone Change No. 03-251. A request to change from zone A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) to zone RPD-5,000-3.9U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area). b. Tentative Tract Map No. 54372. To create one multi-family lot developed with 48 single-family residence detached condominium units one open space lot, and one public facility lot on 12.45 gross acres within zone A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area). c. Conditional Use Permit No. CP03-251. To authorize grading and development on property that contains area with natural slope of 25 percent or more in an urban hillside management area and for a residential planned development in association with a zone change request. d. Environmental Assessment No. IS03-251. An environmental determination has not been made for this project.**

Mr. Jones informed the Commission that the applicant is scheduled to be out of state and is unable to attend the meeting and has requested that the item be continued to allow him to be present, therefore staff recommends that the meeting be continued to a date certain.

Motion/second by Commissioners Modugno/Pedersen – That the Regional Planning Commission continue the item to October 5, 2016 to allow the applicant to be present.

At the direction of the Acting Chair, the item was continued to Wednesday, October 5, 2016.

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PUBLIC HEARINGS

Land Divisions

Action Taken as Noted

6. **Project No. TR060358-(4). Applicant: Abell Helou Homes. 1236-1244 Galemont Avenue. Hacienda Heights Zoned District. a. Tentative Tract Map No. 060358. To create 24 single-family residential lots and three (3) private driveway/fire lane lots on 2.5 gross acres in the R-1 (Single Family Residence) Zone. b. Housing Permit No. 201300009. An administrative housing permit to set aside four (4) single-family lots for lower-income households in order to receive a density bonus of six (6) additional dwelling units (33 percent increase). The applicant also requests two (2) development incentives: reduced lot areas and reduced lot widths. c. Environmental Assessment No. 200500125. To consider a Negative Declaration, as the project will not result in a significant impact to the environment pursuant to CEQA reporting requirements.**

Mr. Montgomery informed the Commission that an email was received from the Hacienda Heights Improvement Association (HHIA) requesting that the applicant meet with them again to address the following concerns: 1) Construction Note 2 and 3 identify the proposed cmu wall material finish; 2) Construction Note 6 identify the proposed fencing material; 3) Does the landscaping and irrigation meet local and state requirements for water reduction and drought-tolerant landscaping; 4) Does the two-story massing of the proposed single-family residences adjacent to the existing residential properties affect existing solar access, solar panel harvesting, views, privacy, shading; 5) Do all of the proposed single-family residences have two-car garages; 6) Is the public right-of-way street lighting required and/or provided for this project; 7) Where are the locations of existing new fire hydrants; 8) Are air-conditioning units (condensers) screened from view, roof mounted or exterior pad-mounted ground units; 9) Are water heaters located inside or outside of the single-family residences; 10) For the four (4) proposed single-family residences to the west, does the fire department have adequate access and turn-around area; and 11) By what forms of media have the surrounding property owners and/or residents have been notified of this proposed development.

Testimony was followed by John Abell and Carol Helo who stated they were surprised by the request from the HHIA since they have reached out to them before and the Board of Supervisors in 2005. One member of the public voiced her concerns regarding traffic ingress/egress entrance. She stated that children current play on the street and with the addition of new homes more vehicles will be present and the home values will decrease.

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PUBLIC HEARINGS (Cont.)

Land Divisions

The applicant stated that they worked directly with Department of Public Works on traffic and found no issues. He stated that the home values would increase rather than decrease with the addition of 24 single-family homes.

Commissioner Pedersen requested that the applicant meet with the HHIA to resolve all the issues and concerns raised prior to returning to the Planning Commission.

Motion/second by Commissioners Pedersen/Modugno – That the Regional Planning Commission continue the item to allow the applicant to present their project to the Hacienda Heights Improvement Association (HHIA) on Monday, August 15, 2016 to address their concerns raised above.

At the direction of the Acting Chair, the item was continued to Wednesday, August 31, 2016.

Special Projects

Action Taken as Noted

7. **Project No. R2015-02901-(5). Conditional Use Permit No. 201500130. Applicant: Fountainhead Development. Southwest corner of Copperhill and Rio Norte Drive. Newhall Zoned District. To authorize the construction and operation of a 120-bed senior (55+) assisted living facility and commercial retail center with four buildings that consist of two drive-thru restaurants, retail and a gas station with a convenience store within the Neighborhood Business-Development Program (C-2-DP) Zone, and to ensure compliance with the Development Program that was previously approved as part of the West Creek project (98-008). This project includes an addendum to the Certified Environmental Impact Report (SCH No. 98021052).**

Ms. Aranda informed the Commission that previously she requested that the item be continued to Wednesday, August 17, 2016 to await the clearance letter from the Department of Public Works on the pending item that requires additional review prior to the public hearing. Recently staff received the clearance letter from the Department of Public Works, clearing all outstanding issues. The applicant also stated that he will not be available on the 17th and requested that the item be continued. In addition, staff has received correspondence from residents within the surrounding community stating concerns of the proposed project in regards to the gas station's proximity to the existing school and residential, traffic and safety, and the driveways located along Rio Norte Drive

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PUBLIC HEARINGS (Cont.)

Special Projects

and Vista Del Rio. Therefore, staff is requesting a continuance to allow time to prepare findings and conditions for this project.

Motion/second by Commissioners Modugno/Pedersen – That the item be continued to allow the applicant time to address the resident's concerns and staff to prepare necessary findings and conditions.

At the direction of the Acting Chair, the item was continued to Wednesday, August 31, 2016.

Zoning Permits - North Section

Project Approved

8. **Project No. R2006-03422-(5). Applicant: Llano Christian Center. 29501 Largo Vista Road. Antelope Valley East Zoned District. a. Conditional Use Permit No. 200600272. To authorize the construction and operation of a church facility in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. b. Environmental Assessment No. 200600205. To consider a Mitigated Negative Declaration with impacts to biota reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Mr. Curzi informed the Commission that minor changes were made to reflect: 1) Condition No. 14 – a \$3,000.00 dollar deposit instead of \$6,000.00 dollar deposit; 2) Finding No. 24 – that there are no bikeways or sidewalks in the area; and 3) Finding No. 28 – replace the word "Board" with "Commission". Staff recommends approval with a grant term of 25 years.

Testimony was followed from Miki Wada in support of the project. Ms. Wada requested that the term be granted to 30 years to minimize the cost of refiling and financing. Commissioner Modugno asked staff if there would be a concern for a longer term, in which staff replied that an additional deposit for additional inspections would be required. Mr. Curzi stated that \$200 per inspection at 40 years would be 20 inspections, and an additional deposit of \$4,000.00 would be needed. Ms. Wada concurred and accepted the revised term and inspection fees.

Motion/second by Commissioners Modugno/Pedersen – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration and adopt the Mitigation Monitoring and Reporting Program for the project pursuant to state and local CEQA guidelines.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - North Section

Motion/second by Commissioners Modugno/Pedersen – That the Regional Planning Commission approve Conditional Use Permit No. 200600272 with findings and conditions of approval and modifications to include: A longer grant term of 40-years provided that additional inspection fees would be collected.

At the direction of the Acting Chair, the item passed with Commissioners Modugno, Pedersen, and Louie in favor and Commissioners Smith and Shell being recorded as absent. The appeal period for this item ends on Wednesday, August 17, 2016.

PUBLIC COMMENT

10. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

11. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

12. Commission/Counsel/Director Reports

Director Reports

Mr. Glaser informed the Commission of the following actions taken by the Board of Supervisors: 1) Yesterday, the Board approved the Joint Resolution between the City of Santa Clarita and the County of Los Angeles accepting the negotiated exchange of property tax revenue resulting from the annexation of unincorporated territory known as West Creek to the City of Santa Clarita, and transfer of West Creek Park and Recreational Trail and the transfer of County's Regional Housing needs assessment to the City of Santa Clarita.

2) The Board continued Conditional Use Permit No. 201400111-(4) to authorize the construction and maintenance of a 50-foot high unmanned monoeucalyptus wireless telecommunications facility for one month;

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CONTINUATION OF REPORTS (Cont.)

Director Reports

3) The Board considered an appeal of the Regional Planning Commission's decision to reverse the Hearing Officer's denial due to inactivity on Project No. TR066952-(5), the Board denied the appeal;

4) The Board approved Project No. R2014-03232-(5), Plan Amendment No. 2014-00005-(5) to authorize a General Plan Amendment to the Los Angeles County Master Plan of Highways to reclassify Sloan Canyon Road;

5) Todd Clark of Land Use Regulations Field Office will be providing land use counseling to victims that intend to rebuild their homes for residents affected by the Sand Fire this weekend from Friday, August 5, 2016 through Monday, August 8, 2016 at William S. Hart Park, Hart Hall, 24151 Newhall Ave., Newhall, 91321. The purpose is to provide a single location where individuals, family members, and business owners may obtain information on services and assistance needed as a result of a disaster or damage to personal property. Staff from various county departments, state agencies, federal agencies (when applicable), utility companies, non-profit assisting agencies, and 211 LA County will be available to assist residents;

6) The Board approved the Unilateral Contract Imposing Land Use Restrictions on a property located in the northeastern corner of intersection of 60th Street West and Columbia Way/West Avenue M in the unincorporated community of Quartz Hill to develop the property with uses permitted in the Rural Commercial Zone; and

7) The Board approved Plan Amendment No. 2016000547-(3), to amend the Santa Monica Mountains Local Coastal Program in the unincorporated Santa Monica Mountains Coastal Zone in the Malibu Zoned District, to correct and update maps contained in the Santa Monica Mountains Land Use Plan (LUP) and Local Implementation Program (LIP); to make minor text changes and minor text amendments to correct or clarify policies and standards contained in the LUP and LIP.

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CONTINUATION OF REPORTS (Cont.)

Commission

Request to cancel the August 10 and 24, 2016, regular meetings of the Regional Planning Commission.

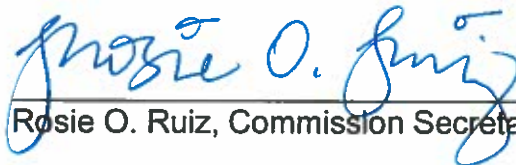
Motion/second by Commissioners Pedersen/Modugno - That the Regional Planning Commission cancel the Wednesday, August 10 and 24, 2016 meetings from the Approved Meeting Schedule.

At the direction of the Acting Chair, the item passed with Commissioners Pedersen, Modugno and Louie in favor and Commissioners Smith and Shell being recorded as absent.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

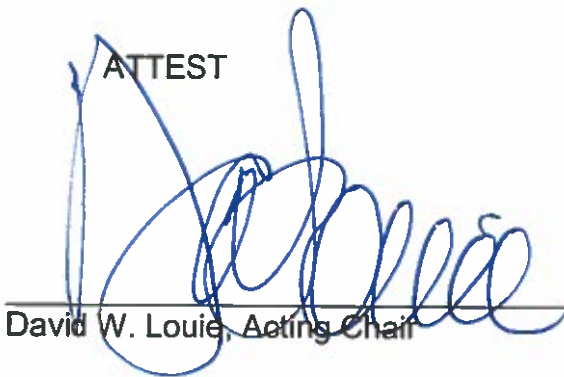
The Commission adjourned at 9:35 a.m. to Wednesday, August 17, 2016.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



David W. Louie, Acting Chair



Mitch Glaser, Assistant Administrator
Current Planning Division